

64-1-25 granting
76-5-8 recordingRE TRANS
TC ☒
PRC ☒
CF ☒
TM ☒
PPC ☒

Quit-Claim Deed (Without Covenant - Release)

56-7
61-90

Know All Men By These Presents

020470

That Foresite, Inc., a Maine corporation duly established by law and having a place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Elm Plaza Corporation, a Maine corporation duly established by law and having a place of business in Waterville, County of Kennebec, State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Elm Plaza Corporation, its successors and assigns forever;

An easement in common with others thirty (30) feet in width to use, maintain, repair, and replace an existing private sewer line with interconnecting manhole running from the rear line of Elm Property Corporation to a manhole on Eustis Parkway, a public street in Waterville, Maine, the center line of which easement is more particularly bounded and described as follows:

Commencing at the point of intersection of the existing sewer line running in a course N 65° 59' 0" W from manhole number 41 located on property of Elm Plaza Corporation, and the northwesterly boundary line of Elm Plaza Corporation, which point is situated one hundred fifty two (152) feet, more or less, northerly of the a northwest corner of property of the Elm Plaza Corporation; thence in the same straight line course as the preceding call N 65° 59' 0" W to a manhole located on property of Foresite, Inc.; thence S 26° 10' 49" W a distance of one hundred ninety one and 8/10 (191.8) feet to a manhole (the prior call is situated at a point three hundred nine (309) feet, more or less, northwesterly of the northwest corner of the shopping center previously referred to, the aforesaid hypothetical straight line running in a course from the aforesaid corner of N 66° 13' 30" W to a point on the centerline and nearly perpendicular to the center line); thence S 26° 40' 0" W one hundred ninety nine and 1/10 (199.1) feet to a manhole; thence S 26° 19' 48" W two hundred fifty (250) feet to a manhole; thence S 25° 19' 35" W two hundred fifty (250) feet to a manhole; thence S 25° 47' 38" W five hundred (500) feet to a manhole in the public sewer system situated nearly in the midline of Eustis Parkway, a public street in the City of Waterville.

Meaning and intending hereby to convey an easement over a parcel of land of within grantor by deed of Lewis J. Rosenthal dated December 22, 1967, and recorded in the Kennebec County Registry of Deeds Book 1458 Page 821.

Subject however to the following conditions which shall be construed to run with the land:

1. In the event any of the owners of easement rights in common to the sewer line elect to exercise rights to repair, maintain, or replace the whole or a portion of the sewer line or any of the manholes, they shall first give notice of such intention to Foresite, Inc. as well as to any other holders of easement rights; proceed to conduct such repair or maintenance efforts with

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reasonable expedition and shall restore the surface of the earth in the event of any excavation to the condition it was in prior to excavation.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Elm Plaza Corporation, its successors and assigns to it and its own use and behoof forever.

IN WITNESS WHEREOF, the said Foresite, Inc., has caused this instrument to be signed and sealed on its behalf by Robert Rosenthal, its president, thereunto duly authorized, this 29th day of August, 1990.

Signed, Sealed and Delivered
in the presence of

FORESITE, INC.

Martha E. Hicks

By: [Signature]
Its president

STATE OF MAINE
KENNEBEC, SS.

DATE: August 29, 1990

Then personally appeared the above named Robert Rosenthal, President of said Foresite, Inc., and acknowledged the foregoing instrument to be ___ free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Albert L. Bernier
Notary Public

ALBERT L. BERNIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 17, 1998



RECEIVED KENNEBEC SS.
1990 SEP 11 AM 9:00

WITNESSES
REGISTER OF DEEDS